

00538538/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WELLS FARGO BANK, N.A., its successors in interest  
and/or assigns

vs.

UNKNOWN HEIRS OF BESSIE M. ALLREAD;  
FORREST W. ALLREAD; KENNETH M. ALLREAD  
JR; SHAWN M. ALLREAD NKA NATASHA  
ANGELINHA; UNITED STATES OF AMERICA;  
STATE OF WASHINGTON; OCCUPANTS OF THE  
PREMISES; and any persons or parties claiming to have  
any right, title, estate, lien or interest in the real property  
described in the complaint

**SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY**

CAUSE # 14-2-13017-1 KNT

JUDGMENT RENDERED ON 10/21/2014  
WRIT FOR ORDER OF SALE ISSUED:  
11/24/2014  
DATE OF LEVY: 12/15/2014

TO: UNKNOWN HEIRS OF BESSIE M. ALLREAD; FORREST W. ALLREAD; KENNETH M.  
ALLREAD JR; SHAWN M. ALLREAD NKA NATASHA ANGELINHA; UNITED STATES OF  
AMERICA; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES; and any persons or parties  
claiming to have any right, title, estate, lien or interest in the real property described in the complaint, (IN  
REM, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**4736 SOUTH 164TH ST., TUKWILA, WA 98188**

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 27, TOWNSHIP 23 NORTH,  
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT NORTH 89 DEGREES  
59'10" WEST 656.10 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27; THENCE  
SOUTH 0 DEGREES 15'50" EAST 901.2 FEET TO THE TRUE POINT OF BEGINNING OF THIS  
DESCRIPTION; THENCE CONTINUING SOUTH 0 DEGREES 15'50" EAST 100.40 FEET; THENCE  
NORTH 89 DEGREES 59'10" WEST 70 FEET; THENCE SOUTH 0 DEGREES 15'20" EAST 190 FEET  
TO THE NORTH LINE OF SOUTH 164TH STREET AS CONVEYED TO KING COUNTY BY DEED  
RECORDED UNDER RECORDING NUMBER 2733370; THENCE NORTH 89 DEGREES 59'10"  
WEST 15 FEET; THENCE NORTH 0 DEGREES 15'20" WEST 140 FEET; THENCE NORTH 89  
DEGREES 59'10" WEST 65 FEET; THENCE NORTH 0 DEGREES 15'20" WEST 150.4 FEET;  
THENCE SOUTH 89 DEGREES 59'10" EAST 150 FEET TO THE TRUE POINT OF BEGINNING;  
(BEING KNOWN AS A PORTION OF THE SOUTH HALF OF LOT 26, BLOCK 5, MCMICKEN  
HEIGHTS DIVISION NO. 2, ACCORDING TO THE UNRECORDED PLAT THEREOF).  
EXCEPT THAT CERTAIN MOBILE HOME LOCATED THEREON.

THE TAX ACCOUNT NUMBER IS: 537980-0440-03;

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: JANUARY 30, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$261,020.05** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on **September 30, 2015.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **SEPTEMBER 30, 2015.** THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
STE 300  
BELLEVUE, WA 98006  
(425) 458-2121